



Social Statistics

OF A

City Parish.

NEW YORK:
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1894.

This inquiry is confined strictly to the geographical limits of St. Augustine's Cure, Trinity Parish. It is but fair to observe that there are churches and philanthropic institutions situated beyond these parochial limits which exercise a beneficial influence over the people of the district. In the same way the German, Italian and Jewish quarters extend beyond the blocks here enumerated, but confining ourselves, as we do for the sake of accuracy, to the territorial limits of each parish, we do not take in any kind of statistics beyond these limits.

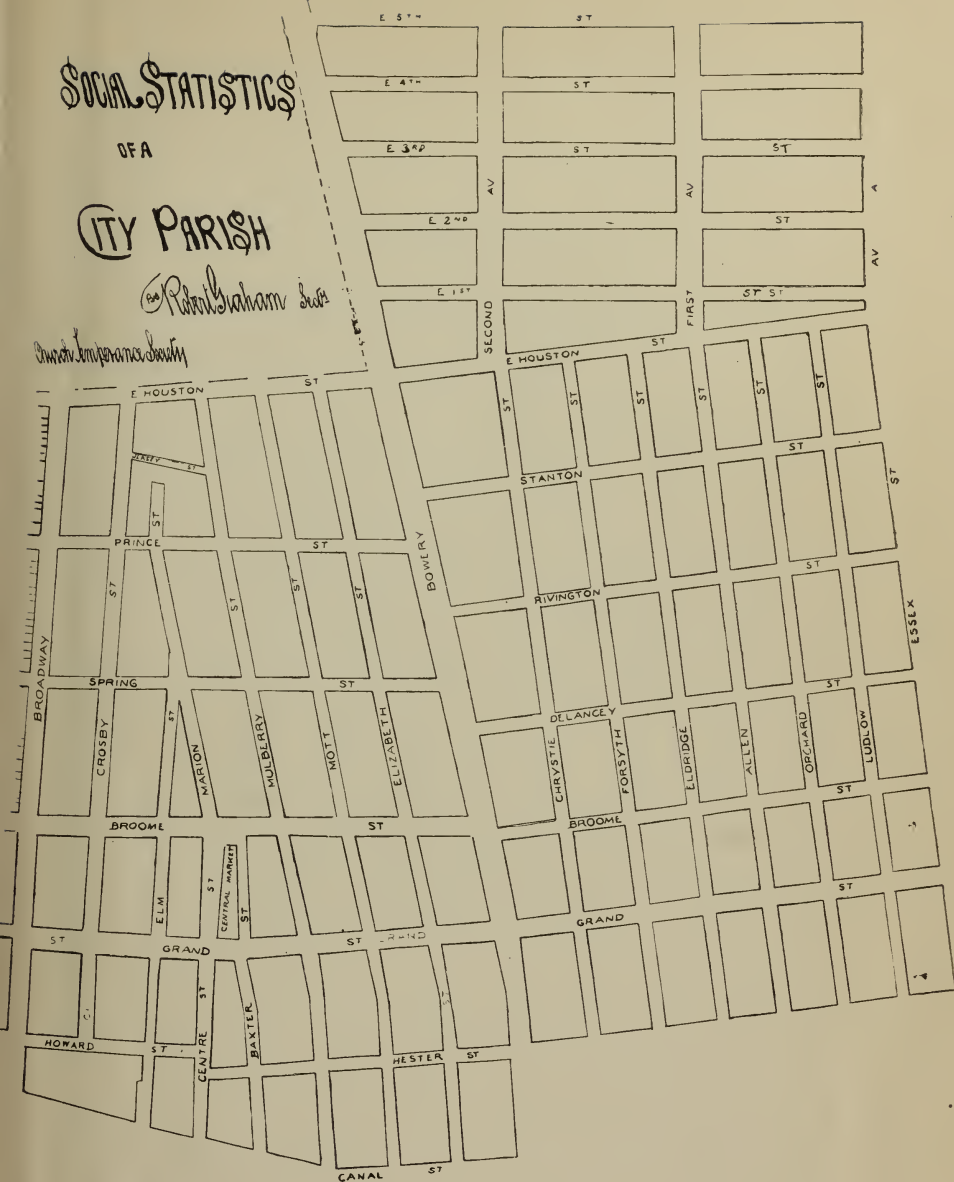
SOCIAL STATISTICS

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CITY PARISH

By Robert Graham, Secy

Chas. J. Thompson, Secy



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CONTENTS:

1. THE CHURCH TEMPERANCE SOCIETY.....	3
2. THE TREND OF POPULATION.....	7
3. AMERICAN CITIES.....	9
4. NEW YORK: ITS GOVERNMENT AND EXPANSION.....	11
5. NEW YORK: BELOW FOURTEENTH STREET.....	13
6. ST. AUGUSTINE'S CURE, TRINITY PARISH, NEW YORK...	15
7. ENUMERATORS.....	18
8. THE GERMAN QUARTER.....	19
9. THE JEWISH QUARTER.....	24
10. THE ITALIAN QUARTER.....	31
11. THE TENEMENT HOUSE PROBLEM.....	40
12. EDUCATION AND CITIZENSHIP.....	44
13. THE LIQUOR SALOON, BROTHEL AND GAMBLING HOUSE.	45
14. THE SOCIAL RESPONSIBILITIES OF THE CHURCH.....	50

THE CHURCH TEMPERANCE SOCIETY.

"All the problems of life are in the end religious problems."—BISHOP WESTCOTT.

An inordinate share of the enthusiasm, skill and labor devoted to the cause of temperance reform in the United States of America, has been given to one special form of legislation, viz., prohibition.

The Church Temperance Society during the twelve years of its existence has endeavored to deepen the foundations, broaden the outlook, and take note of the causes from which intemperance springs, as well as to limit its results by legislation or moral suasion.

Its basis is "a union on perfectly equal terms between those who temperately use and those who totally abstain from intoxicating liquors as beverages," and is therefore not subject to the common and not unwarranted charge of narrowness or bigotry.

Recognizing that effects spring from causes near or remote, it lays down four main lines of work and effort to be taken up as time, means, and opportunity offer, viz.:

1. PREVENTION: including

Young Crusaders,
Knights of Temperance, } Work among boys.
Veteran Knights,

Bands of Hope,
Maids of Honour, } Work among girls.

Parochial Temperance Societies, General.

2. COUNTERACTION.

Parish Social Statistics.

Tee-To-Tum Clubs.

Coffee Houses.

Free Libraries.

Tenement House Reform.

Night Lunch Wagons.

Iced Water Fountains.

3. LEGISLATION.

Limitation in Cities to one in 500 of the population.

In Counties, and Wards of Cities, by Local Option.

By Tax of \$1000.

By Sunday Closing.

By Modification of Gothenburg System.

4. RESCUE WORK.

Through Police Court Missionaries.

Through Temperance Missions.

Through Evangelistic Services.
 Through Prison Gate Missions.
 Through Personal Rescue Work.

Prevention, Counteraction and Legislation as thus defined, to be intelligent, must be based on proved needs and ascertained necessities. Social statistics are therefore a necessary basis from and on which to work.

In 1883 ("Liquordom"), and again in 1887 ("New York City and its Masters"), we investigated the enormous volume of the liquor trade, proving that the drink sellers outnumbered the food sellers by 2878, and that intoxication and disorderly conduct (springing from it) comprised 63.5 per cent. of the total number of arrests in the City of New York. We gave the following chart as a fair example of how the liquor saloon dotted and honeycombed its most populous and poorest quarters. The Board of Aldermen, which at this time controlled the appointments to the Excise Board, consisted of 12 liquor dealers, 8 professional politicians, and four business men. The following diagram represented a specimen district.

This was followed by an enquiry into the bearing and direct relation of the liquor saloon to municipal government as shown in its control of primary and other political meetings, the results carefully tabulated being shown on the following schedule:

PRIMARY AND DISTRICT MEETINGS HELD IN THE YEAR PRECEDING THE
 NOVEMBER ELECTIONS OF 1884.

	LIQUOR SALOONS.					NEXT DOOR TO SALOONS.					NEITHER.				
	Tammany Hall.	Irving Hall.	County Democracy.	Republican.	Total.	Tammany Hall.	Irving Hall.	County Democracy.	Republican.	Total.	Tammany Hall.	Irving Hall.	County Democracy.	Republican.	Total.
Congression'l Convent'n	6	7	6	..	19	..	1	....	..	1	3	..	3	..	6
Assembly Convention..	17	18	19	9	63	..	3	1	3	7	7	3	4	12	26
Aldermanic Convention	17	19	19	9	64	..	3	1	3	7	7	2	4	12	25
Primaries and District Meetings.....	16	19	443	9	487	..	3	65	371	8	2	204	12	226	
Totals.....	56	63	487	27	633	..	10	67	986	25	7	215	36	283	

Political Meetings held in Saloons.....633

Political Meetings held next door to Saloons.... 86

Political Meetings held apart from Saloons..... 719
 283

Total..... 1,002

LIQUOR DOM IN NEW YORK CITY.



WHERE WHISKEY REIGNS.

MAP OF SECTION OF NEW YORK CITY, SHOWING

99 LIQUOR SALOONS ~ MARKED THUS ■

49 LAGER BEER SALOONS ~ MARKED THUS ●

ALL CONTAINED IN 514 x 375 YARDS.

SCALE

$\frac{1}{5000}$

is map only shows the NUMBER and LOCATION of saloons without regard to size.

As a corollary to this investigation, and as showing the direct action by which the saloon could bring its power to bear, we proved ("Chattel Mortgages on Saloon Fixtures") that in the year ending October, 1888, 4710 chattel mortgages on saloon fixtures were held in the City of New York, of the total value of \$4,959,578. Of this number 600 valued at \$310,134 were held by one firm of brewers (Bernheimer & Schmit) and 208 valued at \$442,063 by another firm of brewers (George Ehret & Co.). The combination of these two firms governing directly 808 ballots, and indirectly probably ten times as many, was therefore ready for use as necessity might dictate, and was a fair sample of the firms of 20 other liquor barons whose business was done in precisely the same way.

We had up to this time dealt with the subject in the mass rather than in detail, and there seemed to us urgent need of an investigation into the homes of the poorer sections of the city with a view to determine how far their environment helped or hindered the average boy or girl in fighting the battle of life, and how far such environment affected the moral conditions of the city.

This meant a personal investigation of every dwelling, tenement, family and person, with definite replies to such questions as would give us sufficient data from which to draw the necessary deductions. This involved a large expenditure of money, labor and time; a body of fairly skilled assistants to collect the necessary information; and a further condensation of the raw material thus obtained into such tables and schedules as would give a fair epitome of the social conditions of the portion of the city so investigated. Our hope is that a Social Statistics Bureau may ultimately be established which will complete this investigation in every parish in the city, and give us a real and exact knowledge, not only of the nature and extent of the problem we have to solve, but also how to solve it.

Our means and staff were only adequate to an examination of one section of the city, containing probably about one-twentieth of the population, but which, pending a more extended investigation, might give a fairly approximate idea of an important part of the city problem.

THE TREND OF POPULATION.

"The mass of population has been slowly and surely concentrated in the large cities."—BISHOP WESTCOTT.

The world over the manifest trend of population is from the country to the city. The village is becoming denuded, the city overcrowded. The city is therefore the central point in the battle of intelligence against ignorance, and is the storm-centre of political life. It is a condition, not a theory. The public opinion of London, Liverpool, Manchester, and Birmingham largely fashions the political, social and religious life of England; Lyons, Paris, and Marseilles, that of France; New York, Chicago, St. Louis, and San Francisco, the continent of America. They are cities of violent contrasts where is focussed license and liberty—ignorance and culture—poverty and wealth—squalor and luxury—vice and virtue—patriotism and anarchy—free institutions and despotism.

Each country has its own dangers arising from the city problem, and each its own advantages for dealing with it, but in varying conditions and circumstances it is omnipresent. Dig down to the nether strata, and you find a wonderful similarity between London and New York, Paris and San Francisco. On the city should therefore be concentrated the best thought of the Nation and its social problems should be as carefully considered as the deepest questions of ethics or religion, and a full and accurate knowledge of the primal facts which underlie it becomes of surpassing importance.

It is now for the first time occupying such attention, and there are evident signs in Pulpit, Platform, and Press that both in its political and social aspects it is exciting the keenest enquiry. "The City, its Sins and Sorrows," by Dr. Guthrie, "The Bitter Cry of Outcast London," and General Booth's "Darkest England" show how conscience has been stirred to its depths; Oxford House and Toynbee Hall, how religious thought is applying itself to social problems, and the searching investigations of Charles Booth give the data on which remedial agencies must be based in England.

Naturally in this enquiry in our own country, New York occupies a foremost place, and here the question is further complicated by the fact of its large alien population, its thralldom to a disreputable party,

which it would be too much honor to call political, and the difficulty which all religious bodies find in adequately reaching the poor of its most crowded quarters.

It is too great a question to be mastered by theorists, too wide and complicated to be solved by the universal panacea of the doctrinaire ; and needs facts first, theories second, and united action last.

AMERICAN CITIES.

"With the opportunity, the means, the fit agents, the motive, the temptation to destroy, all brought into evil conjunction, then will come the real test of our institutions, then will appear whether we are capable of self-government."—DR. JOSIAH STRONG.

The United States covers a wide territory. It has area enough on which to plant ten times its present population. Demand has not yet begun to tread on the heels of supply, and yet in measurable degree and in some of its most repulsive forms the problem of the City is upon us. Increase of population has not sprung from natural causes. Growth has been from without, not from within.

In all cities, but especially in New York and Chicago, alien nationalities have massed themselves together in defined areas. City populations are therefore in the main heterogeneous, not homogeneous. A little over a century has seen the expansion of the thirteen sparsely populated colonies, fringing the shores of the Atlantic Ocean, into 44 States and 6 Territories covering a continent, and a population which within the same period of time has grown from 4,500,000 to 66,000,000. The problem of national government is therefore on a large and colossal scale. The Constitution was designed with wonderful skill to meet such a condition.

A representative central authority, combined with autonomy of the separate States of which it was composed, gave an elastic instrument suited to the needs of a rapidly growing country, when an imperial concentrated authority, even if desirable, would have been an impossibility.

The growth of the cities has been in undue proportion to that of the nation, and with illimitable areas of fertile land the trend is still from the country to the city.

Twelve millions and a half of people inhabit 100 cities of more than 30,000 souls, and nearly one-fourth of the entire population is urban. The one failure made by the United States has been the honest and effective government of large cities. New York, Chicago, Philadelphia, Boston, St. Louis, New Orleans, and San Francisco, under varying conditions and circumstances, present the unvarying spectacle of control by the most unfit, and the Irish race represented by its professional politicians in supreme command.

The atoms of city population have come fortuitously together, and in the fierce struggle for wealth, political control has been grasped and held by those whose only motive has been gain, and who have farmed its municipal offices among their adherents, fit or unfit, generally the latter. Again and again each city has a spasm of indignant virtue, but the civic characteristic has been to "catch on," rather than to "hold on," and the management of municipal affairs characterized by brief intervals of virtue, interspersed by long vistas of vice.

Within the present year the Municipal League, in which all the large cities of the United States are represented, has held a convention in Philadelphia. The difficulties of the question were fairly recognized and grasped, and one important and vital point conceded, that a condition precedent to political municipal reform was the severance in point of time between Municipal, State and National elections. This seems an important first step for the true understanding by the mass of the people of municipal issues, and the personal characters and capabilities of the men who are its exponents. Granted this severance, and the active intervention of the best intelligence of the community, there seems no reason to doubt the ultimate purification of our cities, and conditions which need not raise a flush of shame when compared with London, Paris or Berlin.

NEW YORK: ITS GOVERNMENT AND EXPANSION.

"In the same measure as the influence of the mercenary element dwindles, municipal government will again become an attractive field of endeavour and honour to men of self-respect, of enlightened public spirit, and of noble ambition."—CARL SCHURZ.

New York occupies a superb location, and when its possibilities are more fully utilized we doubt whether any city in the world has greater natural advantages for imperial rule than the city which is at the gateway of the great Western Continent.

Manhattan Island on which it stands is twelve miles long, by two broad, at its widest point. On the West it is washed by a great tidal river, and on the East by an estuary of the sea. Its southern extremity is bounded by a land-locked bay, affording easy passage for the largest ships, and its shores give unrivalled accommodation for commerce. The limitation of the city to the area of the island dwarfs its numerical growth, except at the cost of dense overcrowding of the population. Greater New York therefore becomes a necessity and not an enthusiast's dream. With bridges across the Hudson and East River—an underground railway running the whole length of the island, and making its remotest points accessible to workmen both as to cost of time and money—the absorption of the city of Brooklyn into the municipality of New York—rapid transportation to Staten Island, admirably suited as it is to semi-suburban residence—the extension of the annexed district to Yonkers, and we have an area which for accessibility, for potentiality of growth in population, in trade, in wealth is nowhere equalled.

The greater New York of the future needs as a starting point the honest and effective government of the smaller New York of the present, and no man will be optimist enough to say that it is yet more than within measurable distance. Its population of a million and three quarters needs the guiding hands of men accustomed to administer large business affairs. It is a large business corporation, and needs honesty and business ability for its control. The assessment and apportionment of a taxation amounting to \$50,000,000, water supply and sewerage for houses and manufactories, paving, cleansing and lighting its miles of streets; administration of law and prevention and detection of

crime; education and art facilities; public health and prevention of disease; cheap and rapid transit; charities and correction; public parks, and the administration of the excise law are departments of a gigantic business which each requires the permanent hand of a skilled director, sufficiently paid to enlist the services of an expert in each department, and whose tenure of office should be determined only by character, capability and conduct. The Mayor and Aldermen should be, and elsewhere are, representative business men whose character would add dignity to their respective offices, and who would esteem it an honor to serve their fellow-citizens. This purely municipal business is inextricably entangled with national politics with which it has no concern. By a fraudulent manipulation of the rights of citizenship and a base acceptance of the infamous political doctrine that to the victors belong the spoils, Tammany rules, and in the persons of four men in no sense representing the culture, the intelligence, or the business capacity of the people, departments of the city government are filled by men whose only recommendation is their readiness to pay to Tammany a certain liberal percentage of the salary attached to the office and who rob their constituents to obtain it.

Thus a saloon-keeper is transferred from behind the liquor bar to the bench of the Police Justice with a salary of \$8000 a year, another of the same favored fraternity is sent to represent the people at the Constitutional Convention, and the driver of a horse-car is made the presiding officer over the Board of Police. At a time when municipal government has become scientific, and when the need is urgent for the remodelling of the tenement-house, when the future of the city depends so largely on rapid transit, when our most scientific method for the disposal of garbage is to dump it within the easy back wash of an incoming tide, or to make a pest-house of an island on the Sound, how urgent is the need of

- I. An arrangement by which State and Municipal elections shall be held in alternate years.
- II. A combination for honest Municipal government, ignoring partisan political issues.
- III. The selection of well-known and reputable citizens, as Mayor and for the Board of Aldermen.
- IV. Open meetings of the Council fully reported in the newspapers, by which the people who pay shall have some idea of how the money raised by taxation has been and will be expended.

NEW YORK CITY BELOW FOURTEENTH STREET.

"To make cities—that is what we are here for. To make good cities—that is for the present hour the main work of Christianity. For the city is strategic. It makes the towns; the towns make the villages; the villages make the country."—HENRY DRUMMOND.

There is in every city a line or lines of demarcation within which the population is roughly graded. Houses old and lacking sanitary appliances, where the people are inherently dirty. Poverty which has lost the heart to struggle. Unthrift where scanty wages are expended in the most wasteful way. Families always on the ragged edge of want, and who by and by sink into the loafer, the tramp, and the chronic beggar.

The triangle lying south of a line drawn across the city at 14th Street will include the largest of such colonies. Broadway unevenly divides it, and all that section which lies between Broadway and the East River is as purely a missionary region as China or India, and much more so than the new settlements of the far West. Noting the fact that our tide of immigration is world-wide; that it largely speaks in a foreign tongue; that it knows little and cares less for the history and Constitution of the country; that naturalization is fraudulent and easy, it needs no argument to show that such a foreign body, massed and concentrated, is a standing menace and danger which before it can be successfully grappled with must be thoroughly examined and tabulated. A few dark spots with the shadows deepened to fill out the picture, touches the sympathies, stirs the heart and stimulates the conscience, but does not give sufficient standing ground for the formulation of methods of improvement. An area is needed for investigation sufficiently large to form a basis for argument and action. A section which is neither the best nor the worst of our city life, and within which shall be carried out a house-to-house enquiry covering nationality, home surroundings, occupation, income, hours of labor, rooms, rental, creed, sanitary and moral environment, carefully and honestly examined would give us at least the data on which to base remedial plans.

For many years the city below 14th Street has shown special charac-

teristics. Ignoring the part lying to the right and left of Broadway, and the streets in which are concentrated the business energies which have made New York one of the great centres of speculation and trade, we have a series of intricate streets with old world names, in which the population is more concentrated than that of London or Paris, and in which the tenement reigns supreme.

It is a conglomeration of all nationalities, shifting and changeable, but in particular sections one or other nationality is always dominant. It would not be difficult to color a map showing where the Jew, the Italian, the Bohemian, the Slav and the Polak was the dominant race.

This adds greatly to the difficulty with which religious or social enterprises are conducted. There is no lever and no fulcrum. Add to the ordinary nomadic character of the population the fact that it is the headquarters of numerous caravansaries, called hotels, where fifty to one hundred men are nightly housed at a cost of ten, fifteen, twenty or twenty-five cents, according to grade, and the difficulty is by so much increased and intensified.

Add to this the mass of householders who can only or best be reached by men of their own race and language, but who are not easily obtained, and it can readily be seen how difficult the work of evangelization becomes. We have to deal with men in masses who have been absorbed but not assimilated. Assuming the fact that environment is as large, or a larger factor in the moulding of character than heredity, it is well for us to know what are their surroundings with a view to determine whether a root and branch reform is necessary, or whether the strain will be eased by a diminution of the causes from which it sprung.

ST. AUGUSTINE'S CURE, TRINITY PARISH, NEW YORK.

"The first requisite for steady and continuous work is full knowledge of the facts, and I trust that some combined endeavor will be made with as little delay as possible to ascertain in detail the facts as to the housing of the poor in the Diocese of Durham. I do not ask the clergy to undertake these wide enquiries. They are already overburdened. But I ask that they invite the laity to undertake them."—THE BISHOP OF DURHAM'S CHARGE TO THE CLERGY.

From the standpoint of the Episcopal Church, it was considered desirable to take as our unit the parish, rather than the ward or election district. Our desire was not bounded by the wish to obtain accurate knowledge, but that knowledge being obtained, that the incumbent might have at hand and ready for reference the schedules covering each block in his parish, numerically arranged, so that with the least trouble he could refer to any particular family or the tenant of any particular house, and if the individual family was of so migratory a character that such schedules ceased to be personally correct, it at least followed that the general character of the block should be known. The Episcopal City Mission a few years ago divided the city into arbitrary parochial areas, with the view of obtaining information which would obviate the duplication of parochial visits, and yet guarantee that no one should be beyond the reach of definite spiritual guidance when they desired or needed it.

Trinity Corporation has been the largest factor in the evangelistic work of the lower section of the city. Its down-town churches have not been turned into theatres or car stables when the changing character of the population or the drying-up of outside sustentation or support made it no longer possible to financially sustain the parish. The present church on Houston Street was built 20 years ago. It was in the midst of a large English-speaking population. It contained all the appliances necessary for the work of such a parish. A church edifice capable of seating 870 people, with lecture-room, Sunday-school rooms, work-rooms, and residence for the minister and staff. The conditions have largely changed with the passing years. As the Jew came in the Gentile departed, and the population is now largely Jewish and Italian.

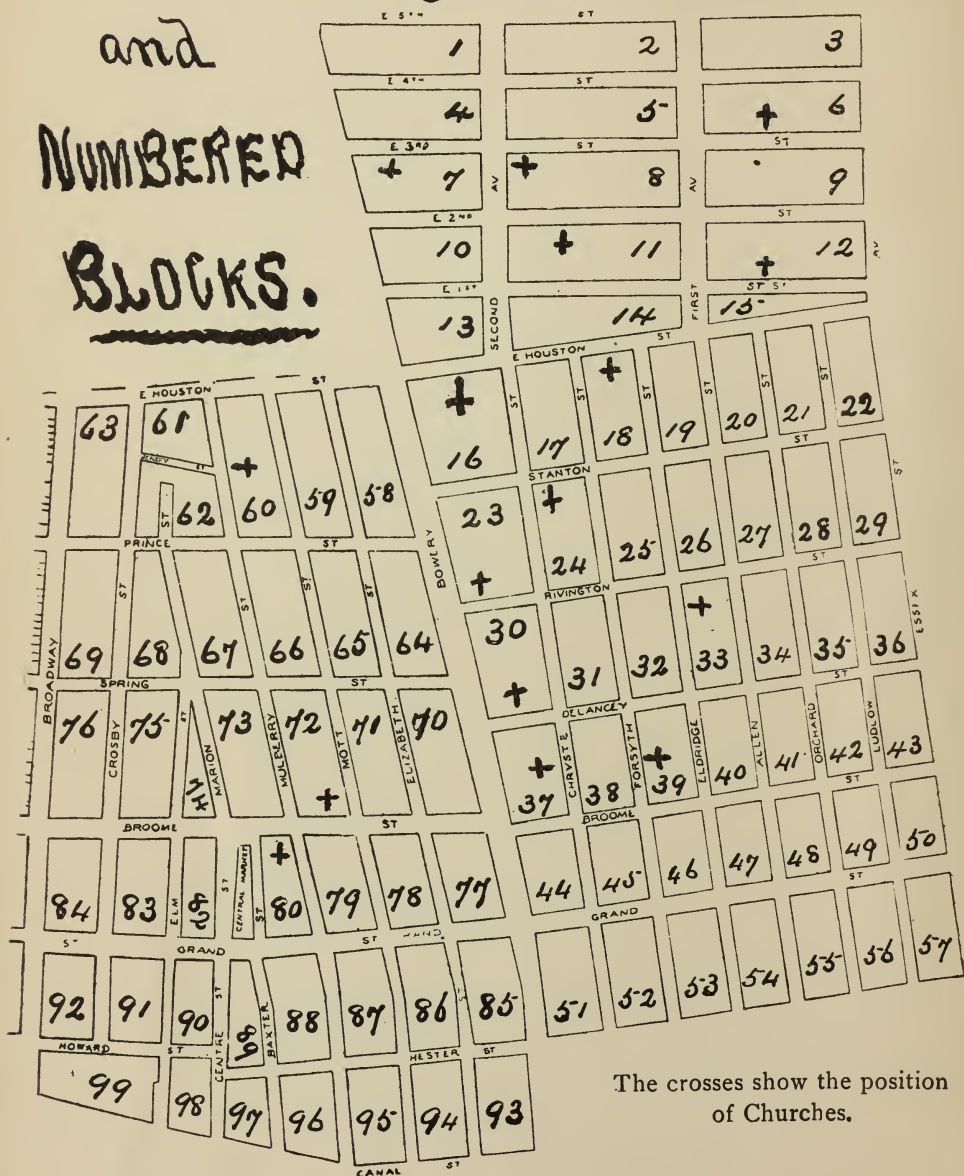
Congregations are farther to seek and harder to find within a limited area circle. Notwithstanding this, it is the work which calls for the ablest and most self-denying men, and the first thought of his working life should be that men have bodies as well as souls and that the need of the nineteenth century is a Christianity wisely applied. Select-

ST. AUGUSTINE'S (ORE, TRINITY PARIS)

CHURCHES, CHAPELS

and

NUMBERED
BLOCKS.



The crosses show the position
of Churches.

ing this as our area of work we drew up the following schedules covering the scope of our enquiries :

FAMILY SCHEDULE,

SURNAME.

Block No.	Street Name.	Street No.	Dwelling.	Business.	Tenement Front.	Tenement Rear.	On what Story.	No. of Family in Order.	No. of House in Order.	Closets.	Water.
		1	2	3	4	5	6	7	8	9	10
Relationship to head.											
Mar. Cond.											
Sex.											
Age.											
Color.											
Birth Place.											
Father's Birth Place.											
Mother's Birth Place.											
Occupation.											
Weekly Earnings.											
Work Hours per Day.											
work Hours Sunday.											
Steadiness of Employment in Months.											
No. of Rooms											
Rent per Month.											
Income from Lodgers in Weeks.											
Length of Residence.											
Relig. Belief.											
Soberness.											
Circumstances.											
Thrift.											

Visitor.

Enumerators and Tabulators.

It will be observed that the preceding schedule covered the following general lines of investigation:

Family.
Occupation (skilled and unskilled).
Wages.
Hours of labor.
Rooms.
Rentals.
Creed.
Social and sanitary conditions.
Agencies (bad and good).

Many of the enquiries were of an exceedingly delicate character. The replies to be useful must necessarily be full and true, and yet they were entirely unofficial and voluntary. We selected eight women as enumerators, to each of whom we gave the following circular of instruction.

NEW YORK, June, 1894.

"Dear Madam:

"The drift of population is to large cities. The conditions of those cities produce high rentals, overcrowding, sickness and suffering. No improvement can be effectively carried out without accurate knowledge of the facts. It is our desire to collect such facts for no political, sectarian or personal advantage, but for the public good. You will therefore wait upon each family in the block bounded by Broadway and Essex Street, Fifth Street and Canal, and courteously and politely ask information on the points mentioned in this schedule.

"Please assure the inmates that the information obtained will be used for no other purpose than to promote the well-being of the community.

"Yours faithfully,

"HENRY Y. SATTERLEE,

"Chairman of the Social Statistics Committee."

It was necessary that the enumerators should be courteous, intelligent and careful, and that they should possess the intuitive discrimination which would enable them to detect fraudulent statements, especially in regard to wages. Following closely on a time of great financial depression and consequent paralysis of trade involving wide distress and the disbursement of large sums in charity, they were especially instructed to state that there was no question of alms behind the

enquiry, but simply facts relating to conditions of life and how they might be modified and improved.

As many of the inhabitants were unable to speak or understand the English language it was necessary to obtain boys from the public schools as interpreters. The people were uniformly courteous, and those whom we employed as enumerators had no complaint to make of their reception. Beyond an evident desire to lessen the amount of their earnings, we think their statements to our enumerators are fairly reliable. The most important point in the investigation is that it was not a selection of the worst houses of a slum quarter, but covered every block, house, tenement, and family, and left the reader to draw his own conclusions from the data given as to the conditions, sanitary, moral and religious, of the area covered.

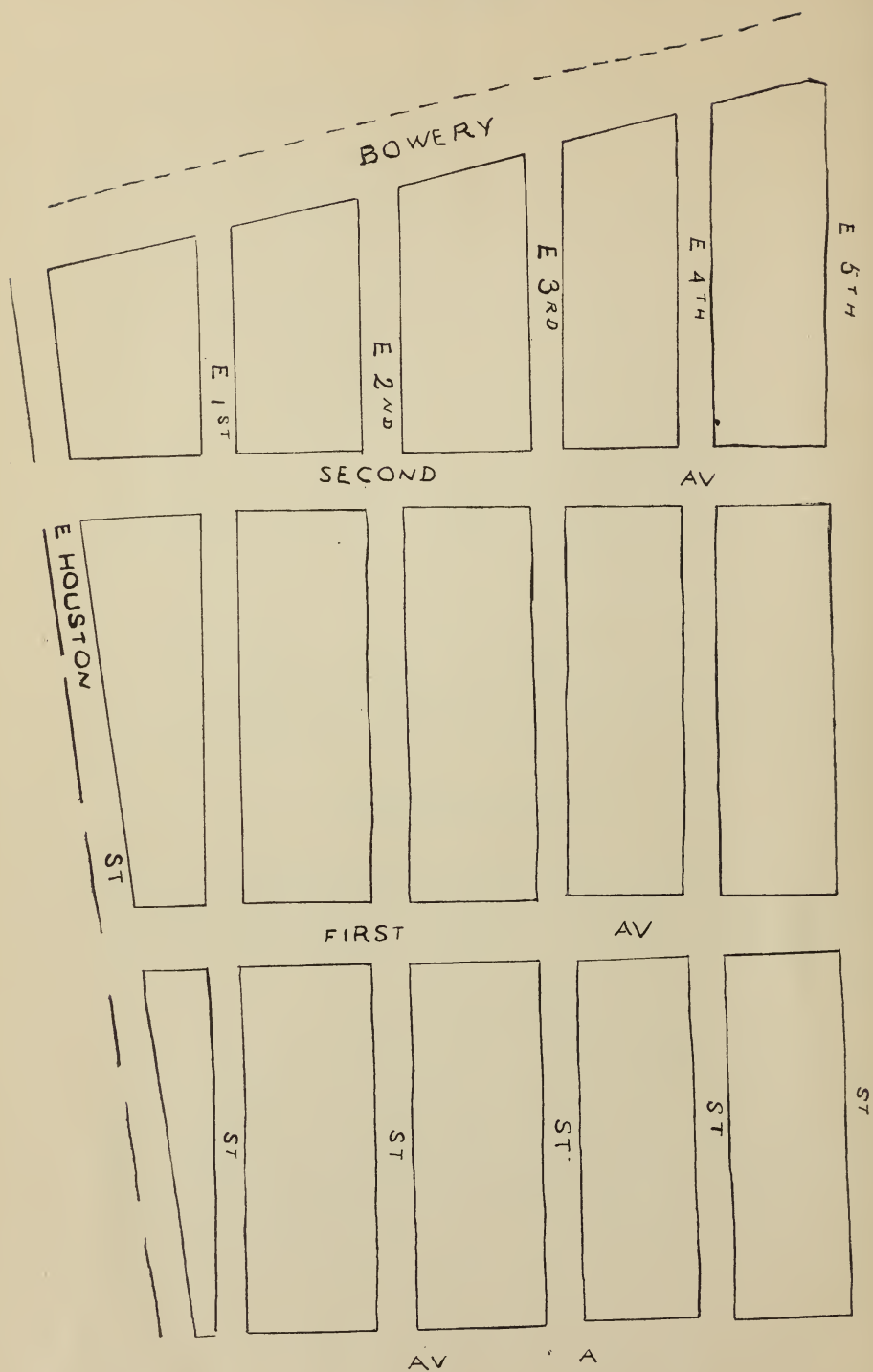
To each enumerator was given the charge of one block, and the schedules were handed in by her daily, and after being examined, were duly filed. When a block was completed it was backed by a stiff card containing a map with marked block and condensation of all the information contained therein. The tabulation of these schedules was a work of great labor. Large sheets were prepared and divided longitudinally into the different sections of enquiry, each family or tenement occupying a line on the sheet. The addition of these and their manipulation gave the results which will be found in the further chapters of this pamphlet.

The German Quarter.

One of the reasons why the parish of St. Augustine's was selected was that it was large, densely populated, and contained three clearly defined national quarters, viz.: German, Jewish, and Italian. We therefore divided our enquiry into these three sections and commenced with the least sharply defined, the German.

It consists of fifteen blocks lying between the Bowery and Avenue A, Fifth Street and E. Houston. Noting the fact that there are a larger number of native than foreign born, it may be well to state that in this investigation all children born in this country are counted native, though their parentage and home surroundings may be foreign. We do it to emphasize the fact, that this is the material out of which it is our duty and our privilege to mould and fashion the intelligent American citizen of the near future.

German Quarter.



We give five schedules covering the main lines of our enquiry, as follows:

German Quarter.

LOCATION: HOMES AND FAMILIES.

Blocks.	Houses.			Families (Number of).				Total Population.
	Dwell.	Tenement.		Parents.	Sons.	Daughters	Lodgers.	
		Front.	Rear.					
1	35	11	...	284	109	198	135	726
2	...	40	31	692	312	261	52	1,317
3	...	78	3	917	423	307	42	1,689
4	39	45	...	337	113	90	100	640
5	2	58	9	792	348	330	303	1,773
6	...	53	4	861	368	339	117	1,685
7	41	...	...	87	39	29	186	341
8	20	29	1	488	171	171	141	971
9	19	41	8	797	387	318	195	1,697
10	59	...	...	198	88	80	54	420
11	9	38	7	603	290	262	67	1,222
12	11	48	7	471	263	233	147	1,114
13	22	19	2	238	119	111	43	511
14	13	55	7	739	334	334	164	1,571
15	...	57	...	333	170	175	36	714
Totals.	270	572	79	7,837	3,534	3,238	1,782	16,391

German Quarter.

ROOMS.

Blocks.	Over five Rooms.	Number of Families who Occupy					Total Families.
		Five.	Four.	Three.	Two.	One.	
1	12	12	15	8	11	3	61
2	32	14	88	150	51	1	336
3	37	22	127	128	166	2	482
4	10	6	48	67	28	..	159
5	14	28	80	202	58	..	382
6	9	2	166	67	201	1	446
7	29	6	2	7	2	..	46
8	35	15	25	178	14	..	267
9	42	31	111	112	146	..	442
10	2	..	15	49	26	..	92
11	11	35	82	162	38	..	328
12	42	26	49	101	9	15	242
13	4	11	42	28	29	1	115
14	11	29	136	80	105	2	363
15	18	25	18	68	43	9	181
Totals.	308	262	1,004	1,407	927	34	3,942

German Quarter.

RENTALS.

Blocks.	Average Monthly Rentals paid by Families Occupying					
	Over Five Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.
1	\$70 50	\$25 83	\$22 93	\$15 00	\$ 9 65	\$.....
2	52 06	29 00	16 47	16 39	7 33	.....
3	36 00	18 95	21 57	11 85	8 35	3 50
4	65 00	28 00	21 25	15 13	8 85	.....
5	32 95	26 38	19 72	12 08	.....	...
6	29 00	40 50	16 00	15 42	7 80	5 25
7	65 13	35 50	27 50	25 55	30 00	.....
8	53 60	23 07	17 46	11 31	7 76	.....
9	46 73	23 00	15 29	11 86	5 33	7 00
10	.....	.....	17 00	9 80	7 65	.....
11	43 25	25 20	16 50	11 45	7 57	.....
12	36 84	23 65	13 54	11 42	8 25	2 64
13	43 34	24 80	16 28	13 56	9 60	15 00
14	43 50	21 58	16 22	11 60	8 28	1 50
15	37 59	20 95	15 26	11 75	8 54	3 13
Total.	\$655 49	\$366 41	\$272 99	\$204 17	\$134 66	\$38 02
Average Rental.	\$46 82	\$26 17	\$18 19	\$13 61	\$9 62	\$5 43

German Quarter.

NATIONALITIES.

Blocks.	Native.	German.	Russian and Polish Jews.	Irish.	British.	Italian.	Miscel. Europeans	Total.
1	294	229	10	14	9	19	152	726
2	608	619	27	18	7	14	23	1,317
3	714	767	149	12	5	..	42	1,639
4	308	203	26	18	7	3	15	640
5	876	682	66	69	12	10	58	1,773
6	764	644	158	16	7	2	94	1,685
7	101	142	..	2	..	1	95	341
8	409	431	13	37	12	1	68	971
9	737	783	8	4	3	3	159	1,697
10	199	99	16	45	26	19	16	420
11	690	454	20	27	10	6	15	1,222
12	534	477	9	5	7	3	79	1,114
13	250	192	4	25	15	17	8	511
14	737	523	27	35	14	45	190	1,571
15	328	286	32	4	1	12	51	714
Totals.	7,609	6,531	565	331	135	155	1,065	16,391

German Quarter.

CREEDS.

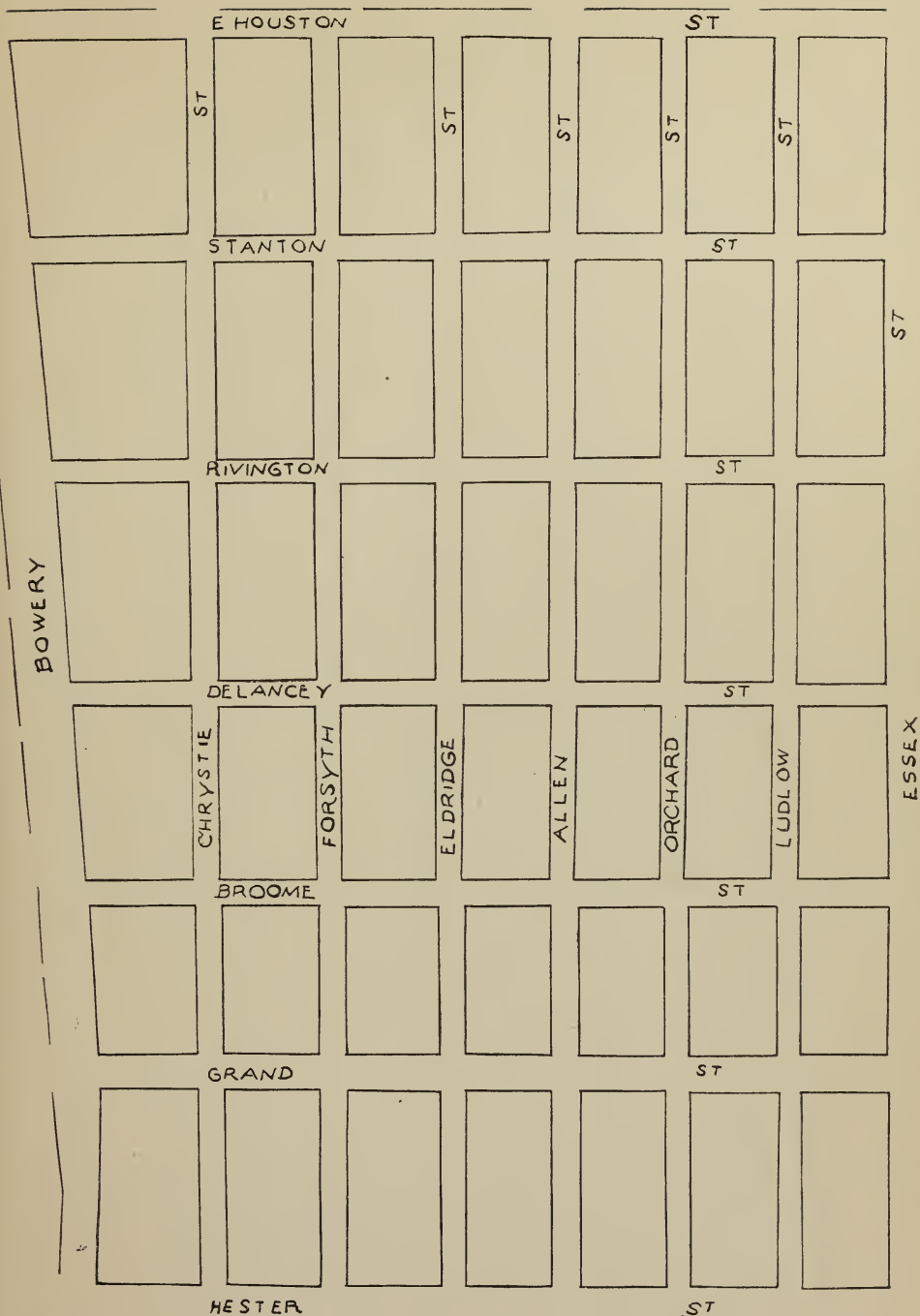
Blocks.	Jewish.	Roman Catholic.	Lutheran.	Protestant Episcopal.	Other Protestant Bodies.	Unknown.	Total.
1	135	166	162	27	79	157	726
2	244	207	794	55	15	2	1,317
3	116	478	714	300	44	37	1,689
4	35	217	79	72	124	113	640
5	206	515	654	123	74	206	1,778
6	90	737	371	302	124	61	1,685
7	42	18	84	8	15	168	341
8	88	238	539	72	18	16	971
9	48	820	669	45	24	91	1,697
10	20	212	56	14	35	83	420
11	153	405	463	81	17	103	1,222
12	194	282	366	91	156	20	1,109
13	98	176	115	58	28	36	511
14	104	369	317	314	86	381	1,571
15	137	201	88	241	17	30	714
Total.	1,710	5,041	5,471	1,803	856	1,510	16,391

Jewish Quarter.

We do not see how a Christian man can look contemptuously on the Jews. Their history, their literature, and their intense nationality command respect. The unlovely traits of character developed by centuries of injustice, and by being crowded out of the ordinary avocations of life, call for compassion and regret rather than scorn. Remembering the extreme ceremonial of their creed, with its washings and ablutions, it is difficult to understand their personal uncleanness. In the part of the city now under consideration nearly 50 per cent. of the population are Russian, German, or Polish Jews. The names and signs on the stores are Jewish—the black hair, dark skin and prominent features are Jewish—the keen, alert look is that of the Jew. We enquired of an Israelite of well-known charity and benevolence, how the personal uncleanness of the Jew could be accounted for. He replied, "You have been brought into contact mainly with the Russian Jew, resident in New York a few months or years. He has lived under a despotism, where the hand of the police might be upon him without cause, and his trial, if tried at all, might be without justice. Such a man shrinks within himself, feels small, looks small, and gets into small quarters, where he ceases to have aspirations for sunlight, or desire for soap and water. An extraordinary man will rise above the level of his circumstances—the ordinary man will sink below them."

By degrees the Jews have ousted the Gentiles from the block bounded by Houston, Essex, Hester, and the Bowery. They are poor, ignorant and strangers. No tradition prevents "dog rob dog," and you therefore find a large proportion employed in sweating shops by their own people, working in filth, at starvation wages. Pedlars, street venders, and slop tailors (men and women) form the staple of the population, and singularly enough, although the Jew is abstemious, the number of liquor dealers remains undiminished.

Jewish Quarter.



Jewish Quarter.

LOCATION: HOMES AND FAMILIES.

Blocks.	HOUSES.			Families (Number of).				Total Popula- tion.
	Dwel- lings.	Tenement.		Parents.	Sons.	Daugh- ters.	Lodgers	
		Front.	Rear.					
16	12	29	2	341	160	161	64	726
17	4	6		60;	240	184	45	1,074
18	..	32	..	705	407	331	73	1,516
19	3	36	3	585	347	331	92	1,355
20	7	37	4	569	310	278	113	1,270
21	1	41	5	685	408	380	203	1,676
22	..	39	1	744	520	450	82	1,796
23	25	24	5	372	166	154	37	729
24	2	42	4	441	222	201	34	898
25	13	28	8	530	266	236	122	1,154
26	23	29	5	580	323	308	124	1,335
27	20	16	..	452	315	303	53	1,123
28	4	53	7	795	527	369	86	1,777
29	..	45	..	591	367	327	82	1,367
30	22	14	5	319	172	143	84	718
31	11	32	5	695	376	339	122	1,532
32	6	45	8	783	397	436	160	1,776
33	..	48	..	368	192	177	59	796
34	3	40	1	551	341	323	57	1,272
35	16	17	..	415	267	257	54	993
36	3	35	1	611	384	315	229	1,539
37	26	8	3	118	62	60	266	506
38	..	44	5	509	251	252	50	1,062
39	1	42	8	733	362	402	179	1,676
40	..	37	1	800	536	390	118	1,844
41	6	33	6	415	319	340	67	1,171
42	13	46	..	867	544	494	104	2,009
43	3	37	..	626	439	378	43	1,486
44	15	18	4	214	92	103	34	443
45	15	20	..	496	236	242	76	1,050
46	3	29	2	264	129	139	73	605
47	12	21	4	347	147	140	58	692
48	7	88	27	218	162	115	111	606
49	..	92	13	384	259	253	57	953
50	..	42	27	135	95	85	9	324
51	2	100	29	221	110	68	25	424
52	11	159	81	541	410	251	310	1,512
53	1	251	75	582	468	411	118	1,579
54	3	188	106	557	379	345	31	1,312
55	1	242	46	522	365	340	63	1,290
56	..	180	10	374	349	292	51	1,066
57	..	222	44	509	379	360	79	1,327
Totals.	294	2,587	559	21,199	12,800	11,463	3,897	49,359

Jewish Quarter.

ROOMS.

Blocks.	Number of Families Who Occupy						Total Families.
	Over Five Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.	
16	12	10	30	102	25	1	180
17	10	1	29	25	223	2	290
18	14	3	45	50	106	2	220
19	11	10	51	145	76	8	301
20	7	15	101	61	101	12	297
21	7	5	75	120	155	2	364
22	8	5	92	185	110	..	400
23	7	12	55	84	46	2	196
24	12	11	52	96	41	3	215
25	9	15	62	81	93	1	261
26	24	28	15	202	62	20	331
27	9	31	77	116	5	1	239
28	8	4	86	106	236	1	441
29	8	13	68	149	60	7	605
30	11	5	35	69	38	11	169
31	8	7	54	226	76	1	372
32	11	11	88	118	168	7	403
33	27	8	18	59	78	22	212
34	10	4	58	138	67	6	283
35	15	10	38	109	47	7	226
36	8	1	47	159	83	4	302
37	1	1	26	11	7	1	47
38	10	6	57	93	74	7	247
39	8	10	118	160	92	8	396
40	10	4	61	150	146	1	372
41	7	7	36	221	150	4	425
42	7	5	55	115	39	11	232
43	8	4	71	145	78	19	325
44	5	1	10	78	18	14	126
45	9	2	54	82	122	..	269
46	13	7	13	79	17	..	129
47	7	6	25	32	122	2	194
48	12	1	25	38	36	..	112
49	2	15	19	140	8	..	184
50	1	1	4	27	25	5	63
51	8	1	5	15	82	..	111
52	2	4	43	44	180	1	274
53	3	6	37	111	122	1	280
54	..	..	33	68	188	1	290
55	3	1	14	48	167	..	233
56	1	2	7	80	95	1	186
57	2	4	4	97	135	..	242
Totals.	355	297	1,893	4,234	3,799	196	10,774

Jewish Quarter.

RENTALS.

Blocks.	Average Monthly Rentals Paid by Families Occupying					
	Over Five Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.
16	\$54 67	\$19 33	\$15 87	\$12 77	\$7 25	\$
17	36 25	25 00	15 74	10 68	8 51	....
18	41 00	26 50	16 22	16 06	9 07	7 00
19	54 00	17 00	20 21	13 86	12 53	3 70
20	48 50	19 40	14 96	11 87	8 43	3 57
21	23 80	22 10	13 56	12 60	8 03	3 75
22	30 25	27 50	14 08	11 38	8 07	....
23	35 00	18 80	15 37	13 56	9 40	....
24	50 34	19 29	14 29	11 17	8 62	5 00
25	35 00	23 84	17 32	12 64	8 31	....
26	53 25	24 00	13 40	6 90	7 65	....
27	36 25	20 00	17 21	13 37	....	....
28	39 00	23 67	14 82	11 41	7 97	....
29	27 37	19 05	14 12	10 97	8 21	....
30	65 00	.....	15 00	12 30	7 68	....
31	.....	19 30	14 68	11 52	8 10	....
32	31 00	19 28	15 11	12 72	8 26	6 60
33	32 25	13 34	17 50	11 56	8 67	3 36
34	25 80	21 67	16 62	11 73	8 62	....
35	29 14	23 12	15 37	11 86	9 41	....
36	.....	.....	17 46	12 29	8 68	....
37	44 00	.....	17 00	10 46	6 43	....
38	26 60	19 67	16 47	13 33	8 38	5 67
39	58 80	23 50	16 88	12 90	8 42	....
40	50 00	16 00	15 05	11 71	8 80	....
41	30 00	23 20	15 94	11 97	8 58	....
42	22 00	25 00	15 82	12 35	8 16	5 33
43	29 25	20 67	16 03	11 98	9 28	3 00
44	33 33	.....	16 87	12 89	9 35	....
45	40 00	.....	17 63	12 83	8 71	....
46	51 60	28 00	17 50	12 18	8 42	....
47	.....	23 00	18 20	12 50	8 29	....
48	83 78	14 00	14 30	12 12	10 88	....
49	.. ...	21 40	16 65	12 38	5 50	....
50	25 00	21 00	20 75	12 82	4 44	4 60
51	102 50	20 00	17 00	12 23	7 95	....
52	43 50	26 25	13 65	7 75	4 00	3 00
53	27 00	22 83	14 05	11 54	7 59	4 00
54	.....	.....	9 82	8 95	7 98	4 00
55	64 55	25 00	13 78	12 60	5 77	5 00
56	70 00	27 25	19 14	11 80	8 48	4 00
57	40 00	24 50	19 00	10 18	8 25	5 09
Totals	\$1,594 81	\$783 46	\$670 44	\$500 69	\$335 13	\$76 67
Average Rentals.	\$30 67	\$15 36	\$11 76	\$8 78	\$5 98	\$4 51

Jewish Quarter.

NATIONALITIES.

Blocks.	Native.	German.	Russian, Polish, and German Jews.	Irish.	British.	Italian.	Miscel. Europeans.	Total.
16	244	108	203	28	4	72	67	726
17	437	112	216	9	..	32	268	1 074
18	717	508	462	57	36	11	25	1,516
19	279	102	850	11	16	35	62	1,355
20	504	328	248	11	22	11	146	1 270
21	578	122	782	6	8	12	168	1,676
22	867	291	611	7	..	..	20	1,795
23	356	208	73	15	3	63	11	729
24	394	179	282	13	8	18	4	898
25	398	97	475	10	10	10	154	1,154
26	438	323	456	12	7	25	74	1,335
27	564	74	426	5	20	1	33	1,123
28	734	278	725	9	..	10	21	1,777
29	535	126	501	2	19	15	169	1,367
30	225	104	314	21	5	19	30	718
31	674	269	469	31	1	14	74	1,532
32	439	74	962	25	26	6	244	1 776
33	231	88	393	30	9	14	28	796
34	446	102	473	4	19	3	225	1,272
35	323	139	330	8	7	1	185	993
36	432	56	762	7	12	13	257	1,539
37	166	58	11	7	4	6	254	506
38	373	118	288	17	7	27	232	1,062
39	355	140	1112	18	16	7	28	1,676
40	827	304	687	7	3	..	16	1,844
41	341	27	614	10	35	..	144	1,171
42	564	100	1073	11	25	9	227	2,009
43	447	81	728	4	10	12	204	1,486
44	121	140	102	33	11	10	17	443
45	366	188	370	16	1	20	89	1,050
46	218	47	226	3	1	1	109	605
47	279	136	193	31	10	6	37	692
48	228	16	349	5	..	4	4	606
49	323	27	584	2	1	..	16	953
50	95	10	204	..	6	..	9	324
51	157	33	191	10	2	1	30	424
52	483	22	953	15	1	1	37	1,512
53	429	33	933	16	3	..	165	1,579
54	439	5	801	19	8	..	40	1,312
55	329	23	767	4	7	..	160	1 290
56	275	..	694	2	6	..	89	1,066
57	294	5	850	2	15	23	138	1,327
Totals.	16,927	5 210	21,443	553	404	512	4,310	49,359

Jewish Quarter.

CREEDS.

Blocks.	Jewish.	Roman Catholic.	Lutheran.	Protestant Episcopal.	Other Protestant Bodies.	Unknown.	Total.
16	282	231	108	18	8	79	726
17	357	261	112	136	65	143	1,074
18	394	521	508	54	16	23	1,516
19	786	317	102	63	26	61	1,355
20	453	187	328	103	18	181	1,270
21	1,231	184	122	121	7	11	1,676
22	1 180	262	291	60	..	3	1,796
23	225	248	208	7	1	40	729
24	366	85	179	62	63	143	898
25	593	127	97	72	20	245	1,154
26	888	84	323	5	3	32	1,335
27	961	46	74	17	11	14	1,123
28	1 239	242	278	5	10	3	1,777
29	939	86	126	133	3	80	1,367
30	361	112	104	5	3	133	718
31	1,015	175	269	33	7	33	1,532
32	1 439	107	74	23	39	94	1 776
33	490	135	88	18	22	43	796
34	971	67	102	36	15	81	1,272
35	807	39	139	....	..	8	993
36	1,348	55	56	32	9	39	1,539
37	40	46	58	27	22	313	506
38	699	134	118	46	9	56	1,062
39	1,426	86	140	12	11	1	1,676
40	1,266	246	304	6	16	6	1,844
41	971	43	27	7	32	91	1,171
42	1,749	72	100	29	12	47	2,009
43	1,353	36	81	....	6	10	1,486
44	185	87	149	4	11	7	443
45	644	157	188	14	20	27	1,050
46	466	40	47	17	13	22	605
47	305	160	136	2	34	55	692
48	520	59	16	4	..	7	606
49	906	11	27	1	4	4	953
50	297	7	10	7	..	3	324
51	253	110	33	3	25	..	424
52	1,270	196	22	1	5	18	1,512
53	1,391	64	33	....	3	88	1,579
54	1,175	44	5	4	7	77	1 312
55	1,199	8	23	7	53	..	1,290
56	1,020	5	....	....	7	34	1,066
57	1,280	2	5	....	..	40	1,327
Totals.	34 740	5,184	5,210	1,194	636	2,395	49 359

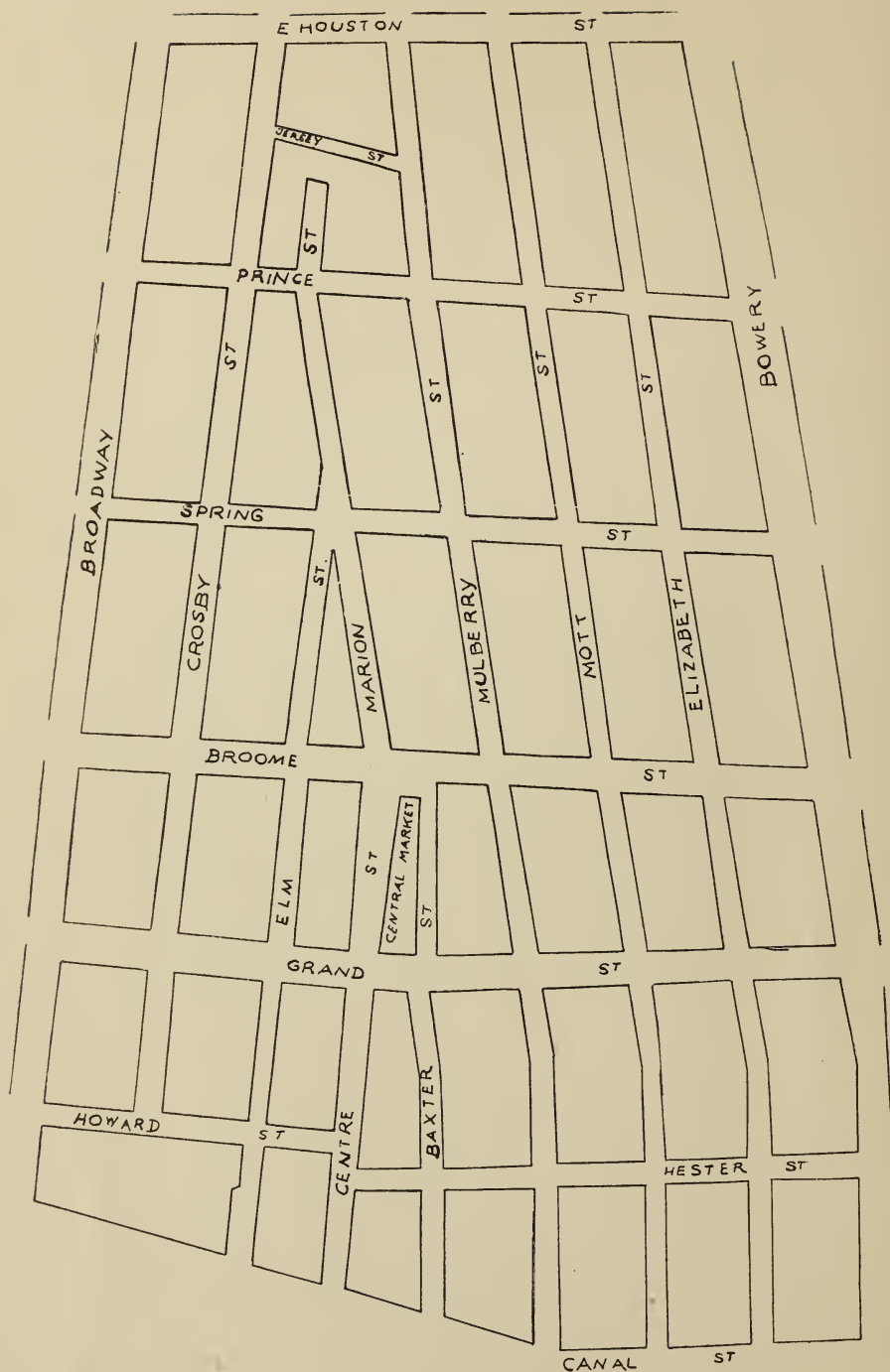
The Italian Quarter.

The section of the parish which lies between Houston and Canal Streets, Broadway and the Bowery, is almost entirely an Italian quarter. The seven blocks adjoining Broadway are occupied by stores, twelve others consist largely of business houses, the remaining thirty-three are tenanted by Italians, with a very slight admixture of Germans and Irish.

We got a bright Italian boy who interpreted, and there seemed little hesitation in imparting information. The tenements were uniformly overcrowded, wages low, work irregular, rents usually in arrears, and food obtained on trust from small dealers. It was at first difficult to believe the returns to be true. It showed a new phase of human nature, that lessees of tenements would allow rents to remain unpaid for three months without putting the goods on the side-walk, or that the grocer would supply food on the same terms. The fact we think was proved that such trustfulness did exist, and was not betrayed. The Italians are rapidly becoming our laborers and have many good traits in their characters which may make of them valuable citizens.

The uniform overcrowding of the rooms, and the evils which necessarily flow from it need the attention of the Board of Health.

Italian Quarter.



Italian Quarter.

LOCATION: HOMES AND FAMILIES.

Blocks.	Houses.			Families (Number of).				Total Popula- tion.
	Dwell- ing.	Tenement.		Parents.	Sons.	Daugh- ters.	Lodgers.	
		Front.	Rear.					
58	5	212	20	450	368	243	1,186	2 247
59	..	295	52	693	414	348	383	1,838
60	..	167	15	281	177	171	92	721
61 & 62	3	22	17	73	42	49	21	185
63	..	5	..	7	9	4	2	22
64	24	85	31	236	143	113	14	506
65	10	160	70	651	527	450	1,238	2,866
66	4	297	36	642	449	376	257	1,724
67	..	411	10	524	313	299	163	1,299
68	..	42	4	71	42	48	17	178
69	..	..	..	..	..	..	..	...
70	..	62	..	120	69	62	11	262
71	..	210	93	571	398	327	61	1,357
72	..	143	27	323	230	174	58	785
73	..	190	36	430	309	254	61	1,054
74	..	52	..	94	66	48	82	290
75	..	106	52	293	211	162	20	686
76	..	6	..	13	12	13	3	41
77	..	13	..	28	20	13	2	63
78	..	137	22	293	169	185	62	709
79	..	160	43	390	286	281	74	1,031
80	..	110	9	224	129	111	44	508
81	..	..	..	..	..	..	..	...
82	2	16	2	36	21	22	6	85
83	..	112	17	247	164	141	59	611
84	..	..	..	..	..	..	..	...
85	..	16	..	30	17	14	23	84
86	..	218	99	586	411	329	932	2 258
87	7	176	72	470	237	270	137	1,114
88	..	139	32	319	216	171	241	947
89	..	96	30	241	192	140	526	1,099
90	..	10	..	17	14	17	4	52
91	..	53	15	126	74	63	17	280
92	..	..	..	..	..	..	..	...
93	..	35	..	66	36	14	16	132
94	..	15	42	120	61	40	41	262
95	7	63	80	464	275	255	429	1,413
96	..	53	169	424	309	254	305	1,292
97	..	44	..	83	80	56	36	255
98	..	..	..	..	..	..	..	...
99	..	..	..	..	..	..	..	...
Totals.	62	3,871	1 095	9 636	6,490	5,517	6,623	28,266

Italian Quarter.

ROOMS.

Blocks.	Number of Families who Occupy						Total Families.
	Over five Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.	
58	5	..	18	146	61	..	230
59	11	7	46	156	122	14	356
60	7	9	13	86	39	9	163
61 and 62	4	.	5	...	11	16	36
63	..	5	..	..	..	..	5
64	5	..	7	51	52	1	116
65	7	7	24	160	121	..	319
66	2	8	59	141	98	3	311
67	12	3	64	102	...	..	181
68	3	5	5	17	...	11	41
69	..	..	..	...	....	..	....
70	3	7	5	22	28	1	66
71	2	15	36	...	....	..	53
72	6	3	9	78	67	3	166
73	8	8	40	57	89	8	210
74	4	2	8	20	15	2	51
75	3	..	10	25	85	6	129
76	..	..	..	...	1	..	1
77	1	..	4	8	....	..	13
78	3	1	13	72	52	3	144
79	11	6	20	46	110	4	197
80	5	..	8	23	70	5	111
81	..	..	..	...	....	..	....
82	4	5	2	3	2	..	16
83	1	..	2	56	55	10	124
84	..	..	..	...	....	..	....
85	2	1	..	6	3	..	12
86	8	6	50	81	153	..	298
87	6	5	38	36	151	..	236
88	..	2	23	89	36	..	150
89	..	1	..	56	62	..	119
90	1	2	3	2	....	..	8
91	2	5	5	10	44	..	66
92	..	..	..	...	....	..	....
93	2	..	1	9	8	..	20
94	..	..	7	7	41	1	56
95	3	3	22	38	146	10	226
96	5	3	11	49	133	3	204
97	..	..	4	14	23	..	41
98	..	..	..	...	....	..	....
99	..	..	..	...	....	..	....
Totals.	136	119	562	1,666	1,878	110	4 475

Italian Quarter.

RENTALS.

Blocks.	Average Monthly Rentals paid by Families Occupying					
	Over Five Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.
58	\$60 20	\$	\$13 69	\$10 80	\$8 11	\$
59	21 40	20 28	14 83	10 82	8 24	5 50
60	55 00	21 33	15 12	10 87	7 85	5 09
61 and 62	83 75	.....	15 00	.....	6 09	8 18
63	.....	16 50	.....	.....	.....	.....
64	22 60	.....	14 29	10 45	7 92	6 50
65	39 43	26 85	11 12	8 66	7 63	.....
66	23 50	23 50	15 54	11 61	8 20	3 34
67	37 58	21 60	14 43	9 61	7 20	6 68
68	52 00	19 20	17 75	12 58	....	6 86
69	.....	.....	.....	.....	.....	.....
70	23 67	17 72	15 80	11 59	7 82	5 00
71	24 50	14 53	14 36	10 55	7 16	5 00
72	32 17	21 33	16 89	10 03	7 36	4 33
73	35 12	20 75	16 95	9 77	8 40	6 12
74	39 75	19 50	15 12	11 05	10 80	4 00
75	50 00	....	17 60	11 20	8 13	4 83
76	.....	.....	.....	.....	.....	.....
77	40 00	.....	27 00	10 12	.....	.....
78	37 00	35 00	18 23	12 66	4 65	3 67
79	25 09	18 92	15 35	13 50	7 55	5 25
80	18 80	.....	13 87	10 91	8 22	5 40
81	.....	.....	.....	.....	.....	.....
82	30 75	15 20	15 00	10 17	9 50	.....
83	30 00	.....	17 50	10 54	6 97	2 65
84	.....	.....	.....	.....	.....	.....
85	34 00	20 00	.....	10 33	7 67	.....
86	36 12	21 23	14 68	9 39	7 42	.....
87	47 00	28 40	17 10	10 73	12 41	.....
88	.....	30 00	15 84	11 85	8 13	.....
89	.....	35 00	.....	10 87	7 53	.....
90	27 00	22 00	19 67	10 00	.....	.....
91	37 50	17 60	15 70	11 90	6 97	.....
92	.....	.....	.....	.....	.....	.....
93	23 00	.....	17 00	10 00	8 13	.....
94	.....	.....	15 14	12 15	8 17	5 50
95	39 57	37 67	15 23	13 76	7 47	4 50
96	23 20	18 00	17 00	11 68	8 00	5 47
97	... .	.....	19 50	11 28	8 47	.....
98	.....	.....	.....	.....	.....	.....
99	.....	.....	.....	.....	.....	.....
Totals.	\$1,049 70	\$542 11	\$502 30	\$351 43	\$238 16	\$103 87
Average Rentals.	\$36 19	\$22 58	\$16 20	\$10 98	\$7 93	\$5 19

Italian Quarter.

NATIONALITIES.

Block s.	Native.	German.	Russian, Polish, and German Jews.	Irish.	British.	Italian.	Miscel. European s.	Total
58	305	43	4	49	1	1,829	16	2,247
59	641	24	2	112	2	986	64	1,838
60	387	24	..	111	13	180	6	721
61 & 62	72	24	2	15	8	62	2	185
63	12	2	..	8	..	....	..	22
64	247	19	5	98	..	121	16	506
65	542	34	7	88	15	2,174	6	2,866
66	627	28	2	119	2	938	8	1,724
67	612	22	12	200	11	414	28	1,299
68	108	19	..	24	1	23	6	178
69	...	..	..	..	..	....	..	....
70	130	11	..	35	1	75	10	262
71	672	19	8	147	3	506	2	1,357
72	280	45	..	27	..	433	..	785
73	302	35	6	72	13	617	9	1,054
74	114	18	..	28	..	119	11	290
75	325	19	2	9	16	313	2	686
76	8	..	..	..	..	31	2	41
77	33	10	..	2	3	15	..	63
78	205	38	3	42	7	390	24	709
79	257	26	..	66	1	668	13	1,031
80	31	17	..	20	2	448	..	508
81	...	..	..	..	..	....	..	....
82	46	26	..	4	..	7	2	85
83	259	23	4	19	5	300	5	611
84	...	..	..	..	..	....	..	....
85	28	11	..	2	..	43	..	84
86	507	65	46	119	..	1,510	11	2,258
87	430	67	62	75	6	467	7	1,114
88	303	18	6	55	..	560	5	947
89	204	14	..	56	..	825	..	1,099
90	32	6	..	6	..	8	..	52
91	94	36	..	41	2	104	3	280
92	..	..	..	..	..	....	..	....
93	22	16	34	4	..	44	12	132
94	75	2	1	11	..	172	1	262
95	382	20	18	83	9	906	5	1,423
96	377	..	7	13	..	874	21	1,292
97	83	..	..	5	..	167	..	255
98	..	..	..	..	..	....	..	....
99	..	..	..	..	..	....	..	....
Totals.	8,752	781	231	1,765	121	16,319	297	28,266

Italian Quarter.

CREEDS.

Blocks.	Jewish.	Roman Catholic.	Lutheran.	Protestant Episcopal.	Other Protestant Bodies.	Unknown.	Total.
58	35	2,161	29	1	..	21	2,247
59	1	1,695	33	13	39	57	1,838
60	8	673	18	22	..	..	721
61 & 62	9	150	..	11	6	9	185
63	..	17	..	5	..	..	22
64	2	480	..	..	..	24	506
65	7	2,805	17	32	..	5	2,866
66	14	1,663	16	9	7	15	1,724
67	2	1,193	22	12	23	47	1,299
68	..	154	16	1	7	..	178
69	..	...	..	..	..	..	....
70	..	245	8	..	..	9	262
71	..	1,314	..	12	20	11	1,357
72	4	733	18	12	18	..	785
73	16	1,007	20	11	..	..	1,054
74	..	262	22	5	..	1	290
75	6	631	19	..	1	29	686
76	..	37	..	..	..	4	41
77	..	17	16	14	5	11	63
78	21	644	25	7	12	..	709
79	19	1,004	6	..	2	..	1,031
80	..	475	9	5	..	19	508
81	..	...	..	..	..	..	....
82	8	50	3	..	24	..	85
83	10	542	21	13	5	20	611
84	..	...	..	..	..	..	....
85	25	56	..	..	..	3	84
86	56	2,138	37	..	..	27	2,258
87	40	1,023	28	17	5	1	1,114
88	10	912	22	..	2	1	947
89	..	1,089	3	..	..	7	1,099
90	..	26	16	..	10	..	52
91	..	239	12	7	3	19	280
92	..	...	..	..	..	..	....
93	39	77	16	..	..	..	132
94	..	252	4	6	..	..	262
95	39	1,348	12	12	4	8	1,423
96	12	1,268	..	4	..	8	1,292
97	3	240	8	..	4	..	255
98	..	...	..	..	..	..	....
99	..	...	..	..	..	..	....
Total.	386	26 620	476	231	197	356	28 266

Resumé of Parish Statistics.

From the preceding enumeration we obtain the following condensed results :

HOMES.	Dwelling House.	Tenement.		Total.
		Front.	Rear.	
German Section.. .. .	270	572	79	921
Jewish "	294	2,587	559	3,440
Italian "	62	3,728	1,068	4,858
	626	6,887	1,706	9,219

FAMILIES.	Consisting of				Total.
	Parents.	Sons.	Daughters	Lodgers.	
German Section. ..	7,837	3,534	3,238	1,782	16,391
Jewish "	21,199	12,800	11,463	3,897	49,359
Italian "	9,636	6,490	5,517	6,623	28,266
	38,672	22,824	20,218	12,302	94,016

ROOMS.	Families Occupying						Total.
	Over Five Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.	
German Section....	308	262	1,004	1,407	927	34	3,942
Jewish "	355	297	1,893	4,234	3,799	196	10,774
Italian "	136	119	562	1,666	1,878	110	4,475
	799	678	3,459	7,307	6,604	340	19,191

RENTALS.	Average Monthly Rental of Families Occupying						Totals.
	Over 5 Rooms.	Five Rooms.	Four Rooms.	Three Rooms.	Two Rooms.	One Room.	
German Section...	\$46 82	\$26 17	\$18 19	\$13 61	\$9 62	\$5 43	
Jewish "	30 67	15 36	11 76	8 78	5 98	4 51	
Italian "	36 19	22 58	16 20	10 98	7 93	5 18	
	\$119 68	\$64 11	\$46 15	\$33 37	\$23 53	\$15 12	
Average for Parish.	\$39 89	\$21 39	\$15 38	\$11 12	\$7 86	\$5 04	

NATIONALITIES.	Native.	German.	Jewish.	Irish.	British.	Italian.	Miscel.	Total.
German Section.....	7,609	6,531	565	331	135	155	1 065	16,391
Jewish " 	16,927	5,210	21,443	553	404	512	4,310	49,359
Italian " 	8,752	781	231	1,765	121	16,319	297	28,266
	33,288	12,522	22,239	2,649	660	16,986	5,672	94,016

CREEDS.	Jewish.	Roman Catholic.	Lutheran.	Protestant Episcopal.	Other Protestant Bodies.	Unknown.	Total.
German Section ..	1,710	5,041	5,471	1,803	856	1,510	16,391
Jewish " 	34,740	5,184	5,210	1,194	636	2,395	49,359
Italian " 	386	26,620	476	231	197	356	28,266
	36,836	36,845	11,157	3,228	1,689	4,261	94,016

THE PROBLEM OF THE TENEMENT.

"I do not wonder at men craving for stimulants who live in an atmosphere which would kill an oak."—THE EARL OF DERBY.

Wages, rentals, density of population and overcrowding have an intimate relation to each other, and the largest and most difficult factor in the problem is the tenement. It is technically "a house occupied by three or more families living independently and doing their cooking on the premises; or by more than two families on a floor, and having a common right in the halls, staircases and yards."

In the City of New York 276,565 families comprising 1,225,411 individuals live in tenements. It would be a mistake to suppose that these are all mean, squalid, or dirty. In the area with which we are concerned, however, and of which condensed schedules have been submitted, it will be observed that of the 19,191 families living in the parish, 13,911 occupy tenements of two or three rooms, 3459 of four rooms, while only 626 occupy houses. Eight-ninths of the total population, therefore, occupy tenements of this size.

From the particular conformation of the city, it being divided into rectangular blocks, the absence of rear access and the high price of land, every inch of available space is occupied by buildings.

There are usually four or more families on a floor; the halls and staircases are narrow and dimly lighted, and the bedrooms are dark closets, ventilated from an interior well. Add to this the fact that 12,244 lodgers, usually males, form part of the families of this area, and it is not difficult to understand how serious a menace it is to the purity of family life, or the decent training of children. We select a typical block from each of the Jewish and Italian quarters. By reference to the map it will be observed that block 40, lying between Delancy and Broome, Allen and Eldridge Streets, contains 37 front and 1 rear tenements with a total population of 1844 or 48.5 to each tenement.

In the Italian quarter in Mott and Spring Streets we have the following returns:

Tenement of 3 rooms, rent \$11 per month, husband, wife, 4 daughters (eldest 18), 2 sons, and 8 male lodgers. Total, 16.

Tenement of 2 rooms, \$8 per month, widow, son and 9 male lodgers.

Tenement of 3 rooms, rent \$9 per month, husband, wife, 1 daughter (age 18), 2 sons, married lodger, wife, 3 daughters (14 and 16), 1 son and 4 young men lodgers. Total, 15 persons.

In families like the above, unskilled laborers earning low and uncertain wages state that they cannot pay the high rentals without lodgers, and that it is one of the conditions of their being able to keep a roof over their heads.

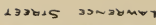
The tenement in some form is here to stay and must be reckoned with. It finally resolves itself into a business question. With the present price of building sites, material, and labor, can tenement houses in blocks or otherwise be erected at present or lower rentals and return a fair business percentage, say 6 per cent. on the capital invested? We are informed by a gentleman who speaks with authority that such return is not possible. Philanthropist pioneers like Peabody and Guinness in London, or Cutting and Pratt in New York, will be willing to accept the risk as their contribution towards a practical solution of the question, but the mass of people living in tenements is too great to be fully met from such necessarily limited resources.

We have had submitted to us a plan which we think has decided merit. There is a plot of land in the City of Brooklyn within easy reach of the Bridge, 75 feet front and 208 feet deep, which can be bought for \$25,000. Upon it a company of gentlemen propose to erect a block of buildings six stories high, with a central, open court 20 feet wide, running from front to rear; four stores on the corners of the ground floor, and 408 rooms in suits of 2, 3, or 4, to be rented at \$3 for each room per month.

From the plan attached, showing the first floor, it will be seen that each suite is self-contained; all necessary sanitary appliances are provided, no rooms intercommunicate, but all are accessible. The cost of construction is reduced by the following method: the frame is to be constructed of iron and steel, the filling of second-hand brick, and the floors fire-proof. The doors and windows are also to be second-hand, and the building itself covered with corrugated iron. The cost of construction would amount to \$98,000, land \$25,000, and allowing 25 per cent. off for running expenses, and 25 per cent. for vacancies and losses, the rental would amount to \$7344 or 6 per cent. on the capital invested.

In all large cities there arise cases of necessary reconstruction on a large scale beyond the scope of private enterprise where the value and effectiveness of an enlightened municipal government is of infinite value. Twenty years ago, near the centre of the City of Birmingham,

JAY STREET



PROPOSED MODEL TENEMENT.

England, there stood 43 acres of land, covered by narrow streets, and poor, insanitary dwellings. Mr. Joseph Chamberlain was the then Mayor. The Corporation under the Artisans' Dwelling Act bought the property at a cost of \$8,285,000. A wide, handsome street was cut through the centre from New Street to Aston Road, and the front sites were sold at large prices under 80 years' building leases. The corporation has sustained no financial loss, and as these leases fall in the speculation will prove of great value to future generations of the citizens of Birmingham. On a portion of the land thus acquired and formerly occupied by a block of back-to-back tenements the Corporation built 22 workingmen's cottages of 5 rooms each. They cost \$20,000, were equipped with the best sanitary appliances and were rented at \$5.28 per month, without loss to the city. After adding 25 per cent. for rates and taxes, it will be seen that the rental is not half what would be paid for similar accommodation in New York. In these large financial transactions it has never been hinted that a dollar of public money has stuck to the hands through which it passed. In the present condition of municipal rule in New York such a handling of the tenement-house problem is impossible. But as New York is better than its present rulers, we do not despair of seeing a Mayor and Alderman drawn from its best citizenship; permanent heads of departments; Greater New York with cheap and rapid transit to reach it; and thus diminish pressure of population at the centre, and take off some of the strain from the nether section of city life.

EDUCATION AND CITIZENSHIP.

"It is in the family that the future of a people is shaped. Each true home is a kingdom, a school, a sanctuary."—BISHOP WESTCOTT.

In the condensed schedule on nationalities it will be seen that 33,288 persons are of native and 60,728 of foreign birth. Our franchise is practically manhood suffrage. The wider the franchise the more urgent becomes the need of a widely diffused educated intelligence that it may be properly used. Emigration has brought to our shores increasing numbers of foreigners, alien in speech and thought, and who have no proper appreciation of the true meaning of liberty. These 60,000 are the prey of the venal politician, to be naturalized, registered, and voted for his own base purposes. The hand held out to him is the hand of Tammany. Time will leaven the lump, but it will take time.

Of the 33,000 called native many are necessarily the children of these foreign emigrants, of which the Russian Jew and Italian form so large a proportion. They are our wards, to whom, failing the training of home, we are bound, if only in our own defence, to give such an education as will enable them to read history intelligently. There is no nobler testimony to the inherent greatness of this nation than its graded system of public schools, free to all comers, irrespective of creed or nationality. In city and hamlet alike its buildings catch the eye of the observant stranger. In this land no one needs to reach an ignorant manhood, and the key to unlock the stores of knowledge is put within the easy reach of every child. The Italian and Jewish quarters may be revolutionized, and in twenty years, with a judiciously applied limitation of our foreign emigration, become American in speech, thought and aspiration. After the school age comes the crucial time of a boy's life, between boyhood and manhood. School is behind, the world is before, and the imagination sees "men as trees walking." It is the age for receiving deep and abiding impressions. To meet this need the Church Temperance Legion has been formed on the personal basis of "Soberness, Purity and Reverence," and includes training in,

1. Military drill,
2. Athletics,
3. Declamation,
4. Knowledge of the History and Constitution of the United States,

in order that the American boy may be physically as well as mentally and morally trained for his future duties.

LIQUOR SALOONS, BROTHELS AND GAMBLING HOUSES.

"Many of the persons engaged in the liquor business were in political sympathy with him, and they had contributed time and money to further his political interests.

"He also said he was determined they should be protected against any police interference in the transaction of their business; that that was the intent of the resolution and was so understood by all the Commissioners, and they wanted this requirement complied with."—POLICE COMMISSIONER MARTIN, AS QUOTED BY SUPT. MURRAY.

We make no apology for grouping together the trinity of evil (rampant in all large cities) which forms the title of this chapter. We do not say that in their inception they are equally evil; we do say that in a sufficient number of cases to leaven the whole, the brothel and the gambling house are annexes to the saloon, and may be justly restricted or prohibited by law in the best interests of the people.

Before an institution can be justly so restricted or prohibited must come the onus of proof, that it is there in unwarranted numbers, or that its existence is prejudicial to the general welfare.

As a first object lesson we give sketch maps of the number and location of liquor saloons in each of the three quarters into which the parish naturally divides itself.

Taking the parish as a whole we have in the

German Quarter.....	147
Jewish ".....	237
Italian ".....	179

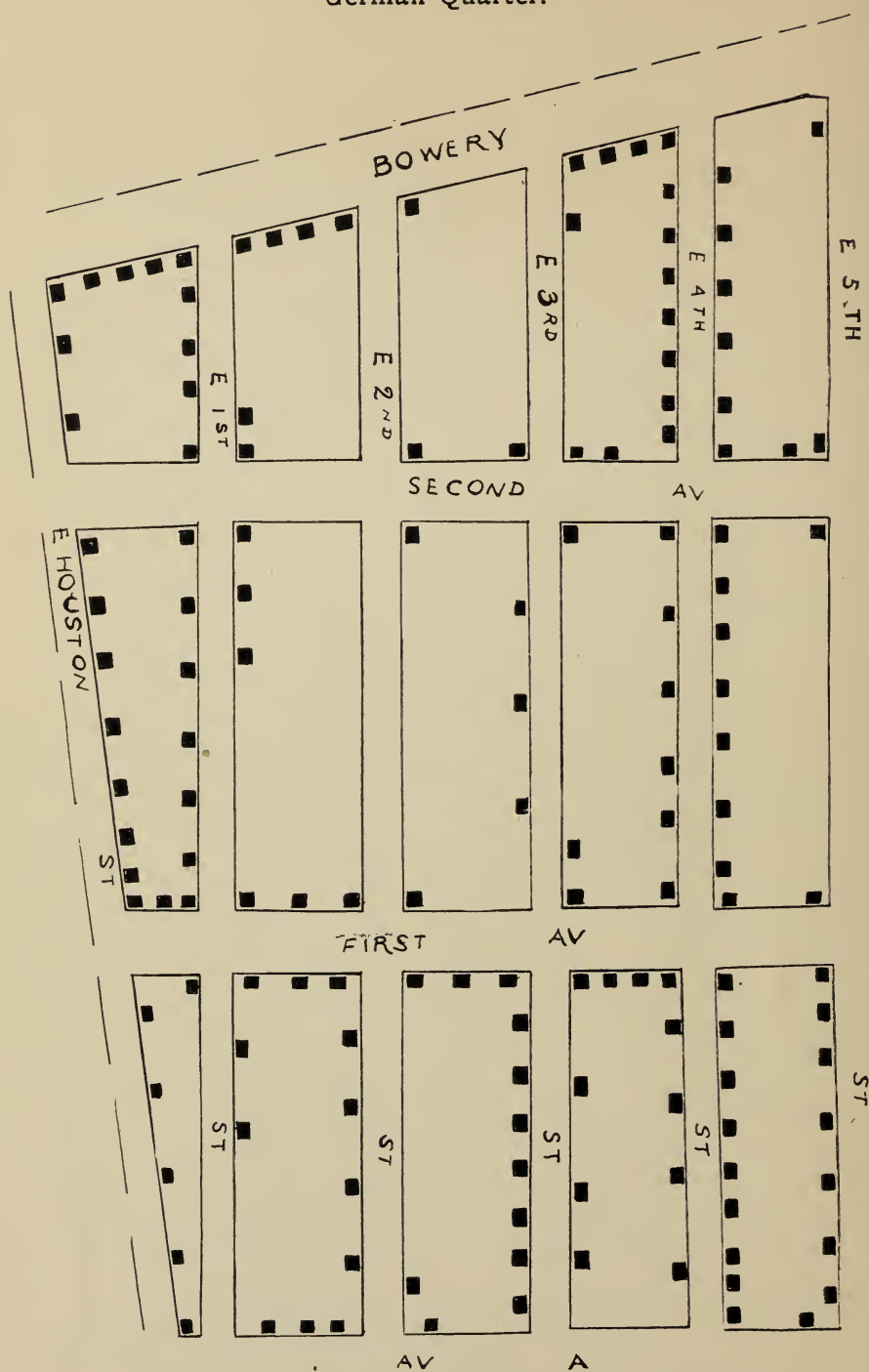
Total saloons..563

Now these are not benevolent institutions. It is a condition of their existence that they meet the necessary expenditures involved in rental, running expenses, and leave a sufficient margin of profit to maintain the family of the saloon keeper. The drink bill of the United States is, at the lowest estimate, \$900,000,000, and the number of saloons 225,000. It is an underestimate for New York to say that the average cash returns *must* amount to \$4000 per year, and therefore the expenditure on a luxury by a poor population, earning scanty wages and with irregular work, is

$$4000 \times 563 = \$2,252,000 \text{ annually.}$$

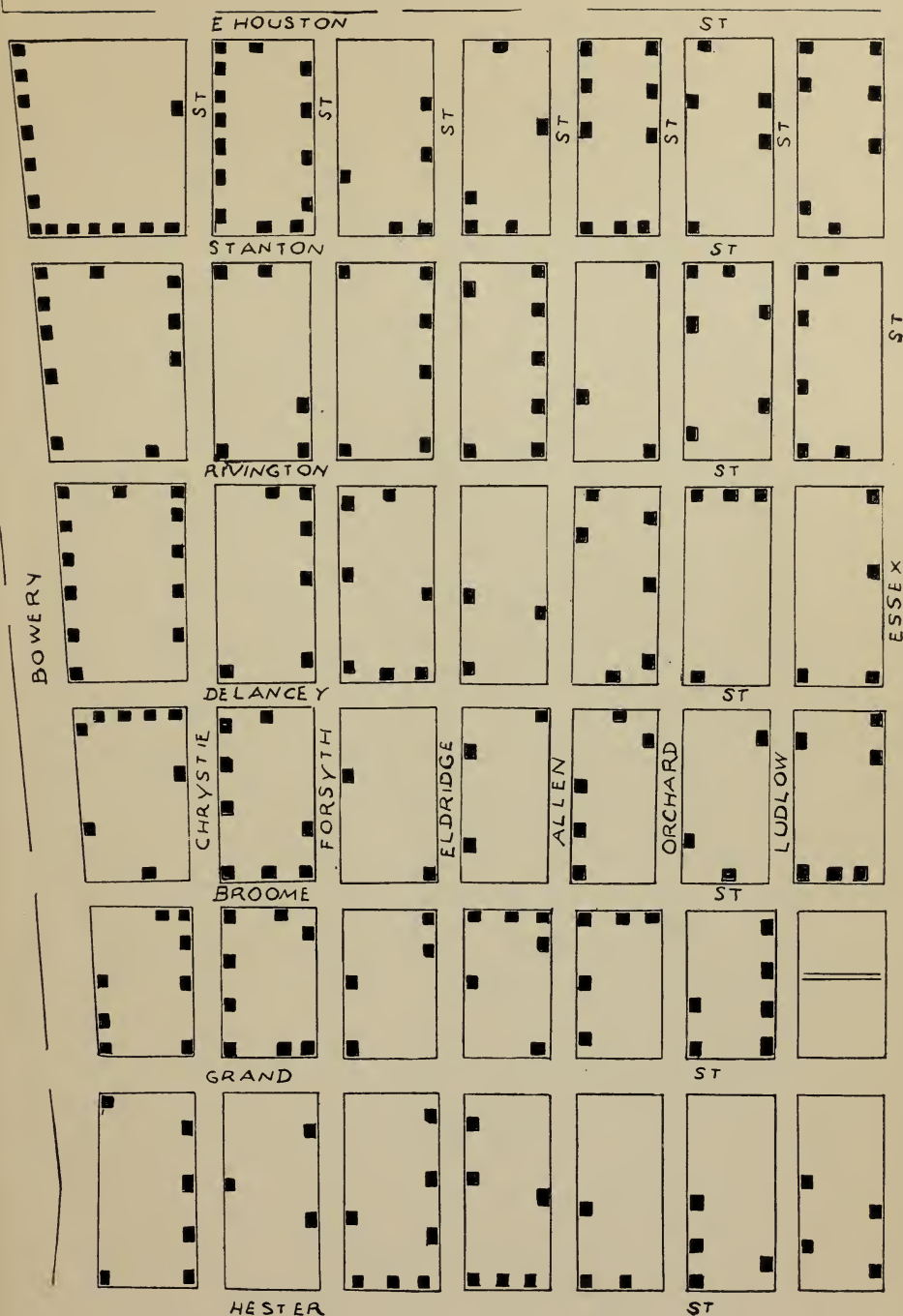
We put this simply as an estimate, and taking the population as

German Quarter.



Population.....16,391.
 Liquor saloons..... 147.
 Or 1 to 111.5 of the population.

Jewish Quarter.

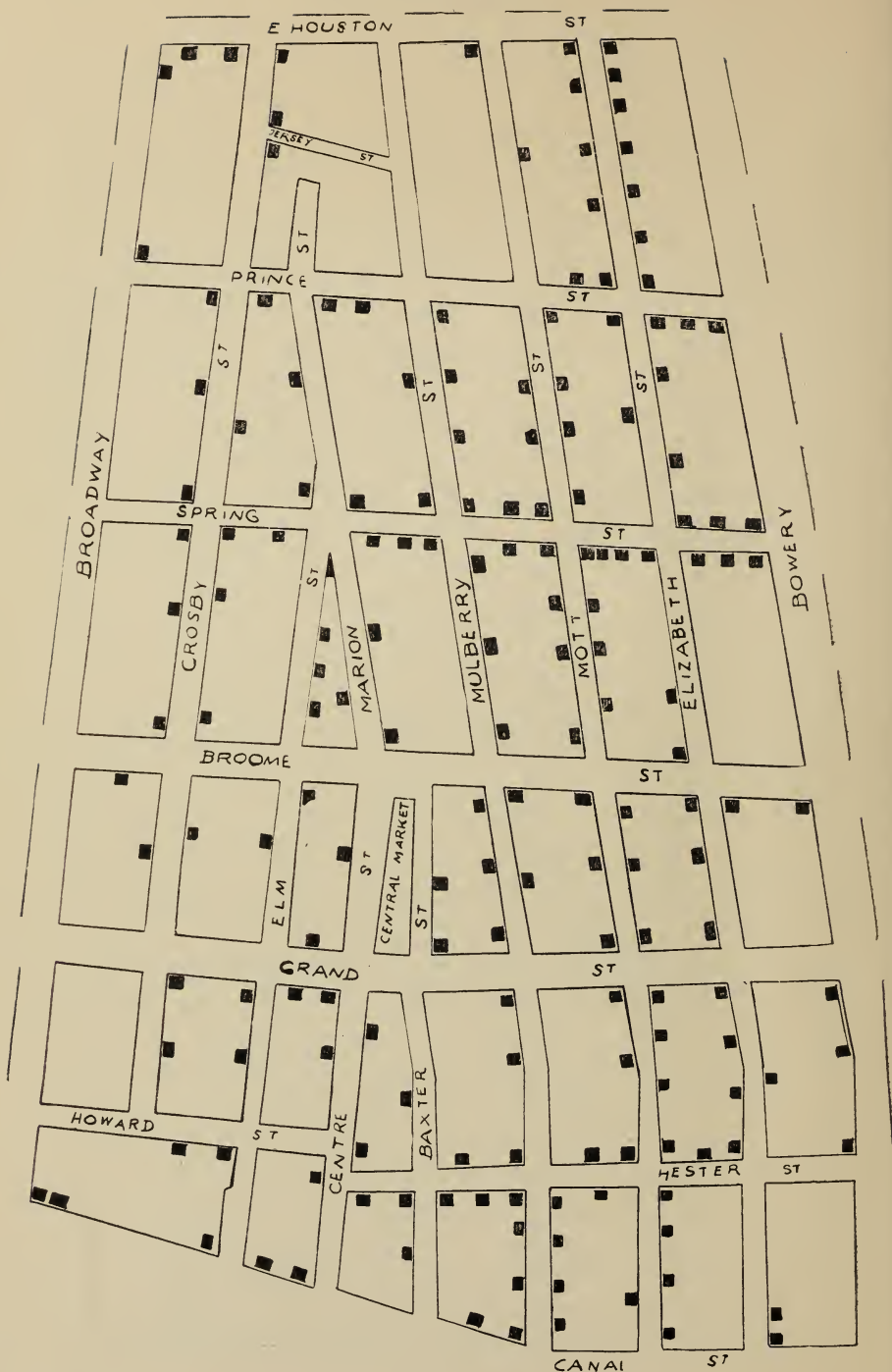


Population.....49,359

Liquor saloons..... 237

Or 1 to every 208.2 of the population.

Italian Quarter.



Population.....28,266.

Liquor saloons..... 179.

Or 1 to every 157.9 of the population.

per schedule at 94,000—eliminating women and young children who are presumably not customers of the saloon, we have 18,000 men, fathers or members of families, and 12,000 male lodgers, expending annually on liquor over two and a quarter millions of dollars, an average of \$75 per year or \$1.45 per week each. Whether this be an overestimate or not, no man would argue that 563 saloons are necessary in such an area or such a quarter.

During our twelve years' acquaintance with the city, we have never known a reputable Board of Excise, except during the chairmanship of Mr. Woodman, when by fair and legitimate means a check was put upon their unlimited extension.

They, however, carry on their trade under legal limitations and restrictions. The body of men whose duty it is to see that these restrictions are observed are the police controlled by a superintendent whose action is modulated by a politically balanced board of four police commissioners. We have it on the authority of the superintendent that 63,000 breaches of the excise law have occurred during the past two months, and without being able to verify our opinion by facts, we would be willing to hazard the prediction that the law-breaking saloon keeper will be proved to have been as large a mine of wealth to the grasping police captain as the disruptable houses. Now that independent action has been taken, and cases for breach of the law are coming before the police justices, it is opportune to ask whether the proper tribunal for the adjudication of such cases is the court of a police justice (like Paddy Divver for instance) who was promoted from the bar of the liquor saloon to the bench of justice, or Justice Hogan, whose decision on a test excise case has just been overruled by Judge Barrett.

We do not claim that the legislative panacea for the octopus of the liquor saloon has been found, but a diminution of the number of saloons to a proportion of 1 to 500 of the population, a tax of \$1000 for a license, and a reformation of the personnel of the bench of police justices before whom breaches of the law are tried, would be a definite improvement of the conditions under which a danger trade is now carried on. Men are more urgently needed than measures; and enforcement than new laws.

THE SOCIAL RESPONSIBILITIES OF THE CHURCH.

"Within the churches one of the signs of this change is visible in a growing tendency to assert that religion is concerned with man's actual state in this world, as well as with his possible state in the next."— 'SOCIAL EVOLUTION,' KIDD.

The last quarter of a century has witnessed a great change in the extent of the recognition of their social responsibilities by all churches. No Christian man who has considered the condition of the lower stratum of city life, but must be thrilled or appalled at the magnitude of the work before the churches. There is no more startling exemplification of the nature, extent and difficulty of that work than that presented in certain sections of the City of New York. Imagine a dense area in the heart of the city inhabited by 94,000 souls, in which the antagonistic forces for good and evil are represented by seventeen churches and 563 liquor saloons. They have each numerically a large, and socially a poor, constituency. They are largely an unassimilated mass, showing three clear lines of national cleavage. Naturally, from their previous circumstances and training, the Russians and Poles fall to the care and guidance of the rabbi of the Jewish synagogue, the Italian as naturally gravitates to the Roman Church of his fathers, and the German to the Church of Luther. Allowing for 36,836 Jews, 36,845 Romanists, 11,157 Lutherans, there still remains 9178, of which 4917 belong to the different Protestant bodies, and 4261 who are unknown or unattached.

Before each of these churches, however antagonistic or divergent their creeds, there lies the common duty of raising, purifying and improving the conditions under which the hard battle of life is waged. There is no larger field for the exemplification of the noble "struggle for the lives of others," which is an integral condition of the "Ascent of Man." It is said, and on the surface it is true, that churches have deserted down-town districts. They have moved upwards because the necessity has been upon them. The Jew has crowded out the Gentile and the Italian the Irishman. The nature of the work has been changed, not its volume. The down-town church must be a missionary enterprise, whose means and men must be sought from without rather than from within, and it has to cater for bodies as well as souls. Its social work is well-nigh as urgent, elevated and important as its religious.

The rector of the down-town parish leads the advance guard of civilization. He needs to be a man of consecration and power, with, it seems to us, the following requisites for successful work :

1. That the rector must be as closely in touch with his people as any resident of the neighborhood, and must remember that as much, if not more, can be done in the week days as upon the Sunday.

2. That he should have an adequate staff of helpers, male and female, the latter as important as the former.

3. That whilst the foremost place should be given to the purely religious work of the Church, the orderly holding of its services, the reverent administration of its sacraments, and the religious training of its young, there should be large space allotted for social and secular work.

4. Clubs for boys and societies for girls are essential.

5. The gymnasium and swimming-bath for physical culture, and the library and reading-room for mental training, are equally important.

6. A club for men, managed by themselves (Teetotum), and guilds or vereins for women, would enable the rector to meet his men on even terms without patronage on the one hand, or mendicancy on the other.

7. As the husband earns and the wife spends, often neither thriftily nor intelligently, there should be a school for the teaching of cheap cookery and household management, and the training of and care for children.

This work to be of value should be continuous, and therefore the down-town parish should be under the wing of the uptown church with larger means, which would guarantee its continuous corporate existence.

The enquiry was undertaken with the view of extending the usefulness of our own Church, but we would be recreant to all principles of fairness and justness did we not recognize the ample scope given, and the good work done by the other denominations who, with ourselves, occupy the field.

We are aware (because in the course of our enquiry we have met with the evidences of it) of the work among the men of the cheap lodging houses, carried on by the City Mission; of the personal influence for good of two members of the Salvation Army who reside in the Italian quarter; of the Neighborhood Guild, which provides the helpful common meeting ground for social relaxation; and of the institution in Rivington Street, where a bit of green is interjected into the hard lives of the young. To all these agencies we can wish God speed, and increased power to do His will.



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